

B-3794



MAGI# 0437942704

**HISTORIC PRESERVATION CERTIFICATION**  
**APPLICATION — PART 1**  
(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side of a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

**PART 1 EVALUATION OF SIGNIFICANCE**

1. NAME OF PROPERTY: 2317 Eutaw Place  
Address of property Street 2317 Eutaw Place  
City Baltimore County \_\_\_\_\_ State MD Zip Code 21217  
Name of historic district in which property is located: Eutaw Place/Madison Avenue Historic District

2. DESCRIPTION OF PHYSICAL APPEARANCE:  
(see instructions for map and photograph requirements—use reverse side if necessary)

See Attached

3. STATEMENT OF SIGNIFICANCE:  
(use reverse side if necessary)

See Attached

Date of construction (if known) 1909-1911 ☒ Original site ☐ Moved Date of alterations (if known): c. 1940, 1958, 1970

**4. NAME AND MAILING ADDRESS OF OWNER:**

Name Hill-Stokes Associates, c/o Gary Stokes  
Street 3724 Chestnut Avenue  
City Baltimore State MD Zip Code 21211  
Telephone Number (during day) Area Code (301) 235-8420

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I am owner of the property described above.

Signature Gary W. Stokes Soc. Sec. No. [REDACTED] Date 7/11/83

Prepared by: Barbara Hoff, Dalsamer, Catzen & Associates, Inc. 121 Water Street, Balto., MD (301) 837-3691

**For office use only**

The structure described above is included within the boundaries of the National Register historic district and ☒ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6), ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and it appears ☐ does not appear to contribute to the character of said district.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,

☐ is hereby certified a historic structure

☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Keeper of the National Register

Name/Address of Property: 2317 Eutaw Place, Baltimore, MarylandB-3794DESCRIPTION OF PHYSICAL APPEARANCE

2317 Eutaw Place is an eclectic rowhouse combining Queen Ann style massing with Neo-Classical Revival style detailing. The house consists of a three bay wide, three story high main building joined to a two and a half bay wide, three story backbuilding. Constructed of brick and wood, both buildings have rectangular plans, shed roofs, and raised basements.

The exterior, character-defining features are located primarily on the facade (southwest elevation). This elevation is faced with painted limestone on the first floor and Roman brick in running bond on the floors above. In the north bay, straight run marble steps with raised cheeks lead up to a Doric order, limestone portico having a brick parapet above it. The second floor, north bay and the third floor, north bay have a door and a window opening respectively, detailed with flat, limestone arches, stone keystones, and stone sills. The central and south bays project outward to form an oriel window from the basement to the second floor. At the third floor, there is a Doric Order, metal porch which repeats the oriel form of the lower bays.

All of the windows in these bays are wood, one over one, double hung. At the roof there is a metal entablature with a paneled frieze, a dentiled cornice, and a brick parapet.

The northeast (rear) and southeast (side) elevations are built of unornamented, common bond brick with wood one over one windows and two light, wood casement windows. The most significant feature on this elevation is a metal oriel window at the third floor, central and south bays. The oriel features a very simple entablature at its roofline.

The northeast elevation has been altered considerably over time. Original wood porches at the first and second floors have been completely enclosed, and a metal firescape was added from the third floor to the ground.

The interior, originally designed for a single family, has been subdivided into nine apartments. The basic spatial arrangement on each floor of the main building consists of a side hall along the north party wall with two adjacent rooms divided by a stair hall and a three run staircase. The backbuilding contains a side hall along the north party wall and three adjoining rooms. At the end of the side hall there is a straight run stair.

The character defining features are almost all located in the main building spaces which contain Neo-Classical Revival style detailing. The first floor features paneled wood wainscoting in the entrance hall and stair hall. The stairs have a paneled, open string; molded balusters; and a molded newelpost. There is a skylight above the staircase. The stair hall space also contains a large brick fireplace with brick pilasters, brick modillions, and a wood shelf. All of the original doorways have wood Ionic pilasters supporting entablatures.

At the second floor, the doors and windows have molded wood surrounds crowned by wood friezes and thin wood cornices. The oriel in the front room has paneled wood window reveals and window bases. Next to the window there is a doorway to the porch above the portico; the doorway has a leaded glass transom with a Greek motif. In the backbuilding, there is a Medieval style wood mantelpiece.

The third floor possesses molded wood surrounds with plain corner blocks on all door and window openings. An eight light, casement window with a leaded glass transom containing a Greek motif opens out to the porch above the oriel windows.

The building is presently vacant. Its exterior condition is good, but the interior has suffered substantial damage due to age, alterations overtime, and lack of maintenance.

Name/Address of Property: 2317 Eutaw Place, Baltimore, Maryland

B-3794

STATEMENT OF SIGNIFICANCEEUTAW PLACE/MADISON AVENUE HISTORIC DISTRICT SUMMARY STATEMENT

This building lies in the Eutaw Place/Madison Avenue Historic District, which is significant for the architecture of its High Victorian and American Renaissance era rowhouses. The district grew from c.1875 to c.1920 as a direct extension of exclusive neighborhoods to the southeast. The extension occurred due to the continued industrialization and immigration in the inner city coupled with tremendous growth of the city's population. The status associated with an address on Eutaw Place or Madison Avenue, the proximity to Druid Hill Park, and the availability of streetcar service directed the growth to the northwest. When construction in the district was finished, the area became the last fashionable in-town neighborhood in the city. Over time, families left for suburban areas because of the influx of poorer residents, improved road systems, and the desire for a more bucolic environment. The enormous houses were subdivided into apartment buildings, and the area as whole suffered social and economic decline. The area primarily is composed of extremely ornate rows of houses built by developers, but there are also several richly designed apartment buildings and detached houses as well. Almost all of the original buildings still remain, and they represent excellent examples of the Queen Anne, Romanesque, Chateausque, and Eastlake styles.

This rowhouse architecture is a complete rejection of the traditional Baltimore rowhouse design. Within a given row, uniformity of design is rejected in favor of repeating two or three variations on a basic design. Asymmetrical, plastic facades replace symmetrical, flat facades; picturesque skylines replace straight skylines; combinations of brownstone, limestone, granite, and terra cotta replace brick. Porches and small yards are common features on the front of the buildings.

2317 EUTAW PLACE

2317 Eutaw Place is significant in its contribution to the architectural character of the district. Built from 1909 to 1911 by the C.E. Spaulding Company, the northside of the 2300 block of Eutaw Place is one of the later rowhouse developments in the district. It combines Queen Anne style massing with Neo-Classical Revival details, and as such represents a transition from the High Victorian period in American architecture to the American Renaissance period of the early twentieth century.

The building possesses many of the same qualities of the earlier district buildings. A variety of textures of building materials are used: marble, limestone, brick, and metal. The facade is plastic and asymmetric: there is a one story, one bay porch which projects past a two bay, two story oriel window crowned by a two bay porch. The building is part of a row setback from the street with small front yards.

The building also possesses the same quality of design found throughout the district. The building is large in scale with spacious rooms. The variety of materials, complexity of form, and care of detail all reflect a studied design marketed for upper income buyers. Interesting features include flat, stone arches and keystones over windows; wood, Ionic pilasters on the interior doorways; paneled wood wainscotting; decorative fireplaces; leaded door transoms; and an ornate staircase.

The house also adds an interesting counterpoint to the district in that it shows the movement away from the unordered design of the late nineteenth century. In contrast to most

Name/Address of Property: 2317 Eutaw Place, Baltimore, Maryland

B-3794

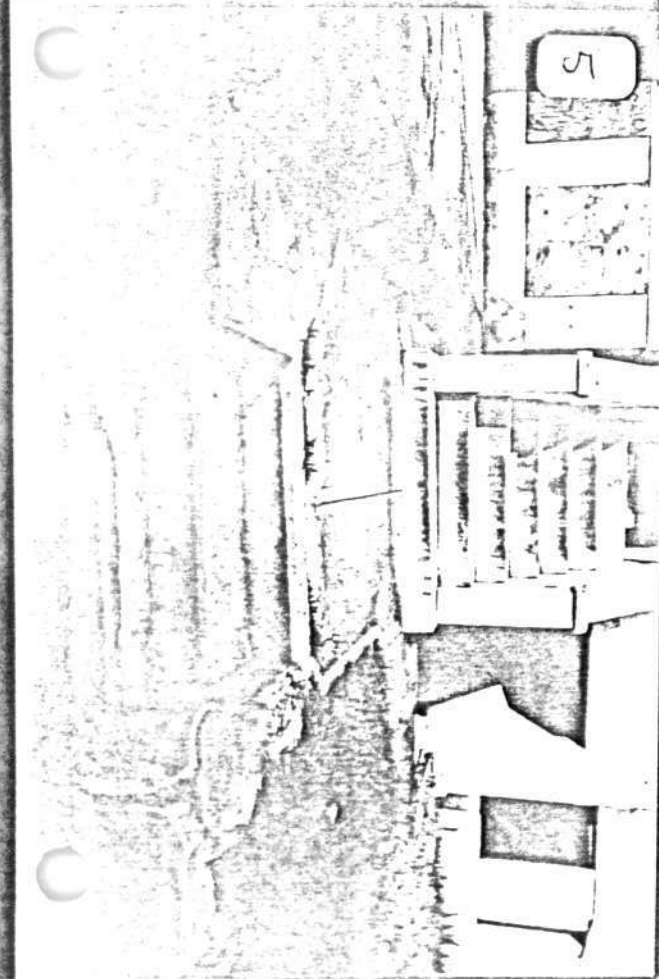
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STATEMENT OF SIGNIFICANCE

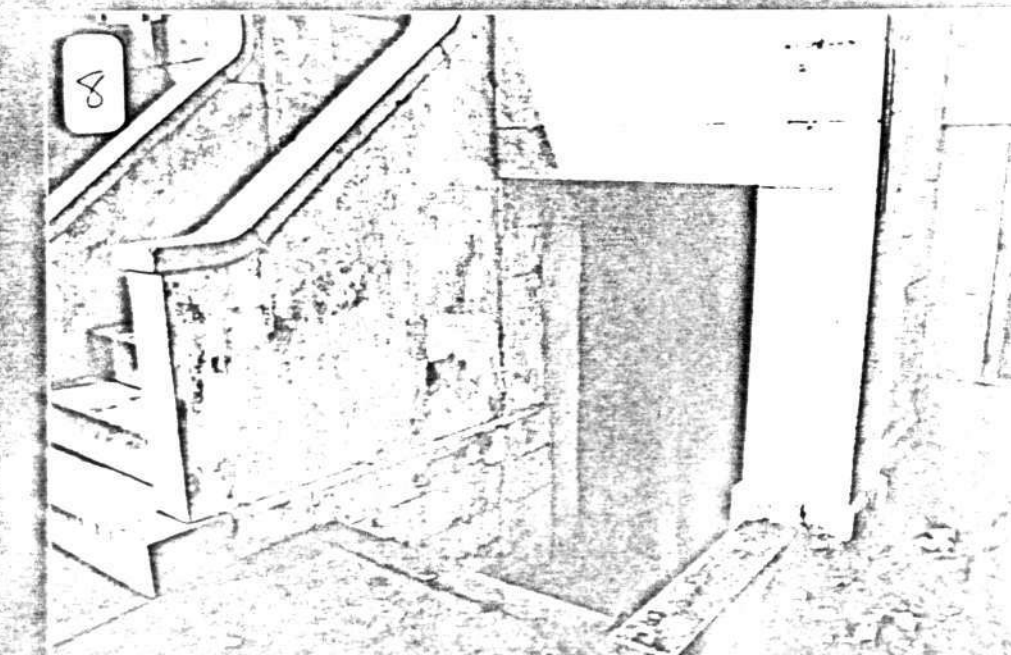
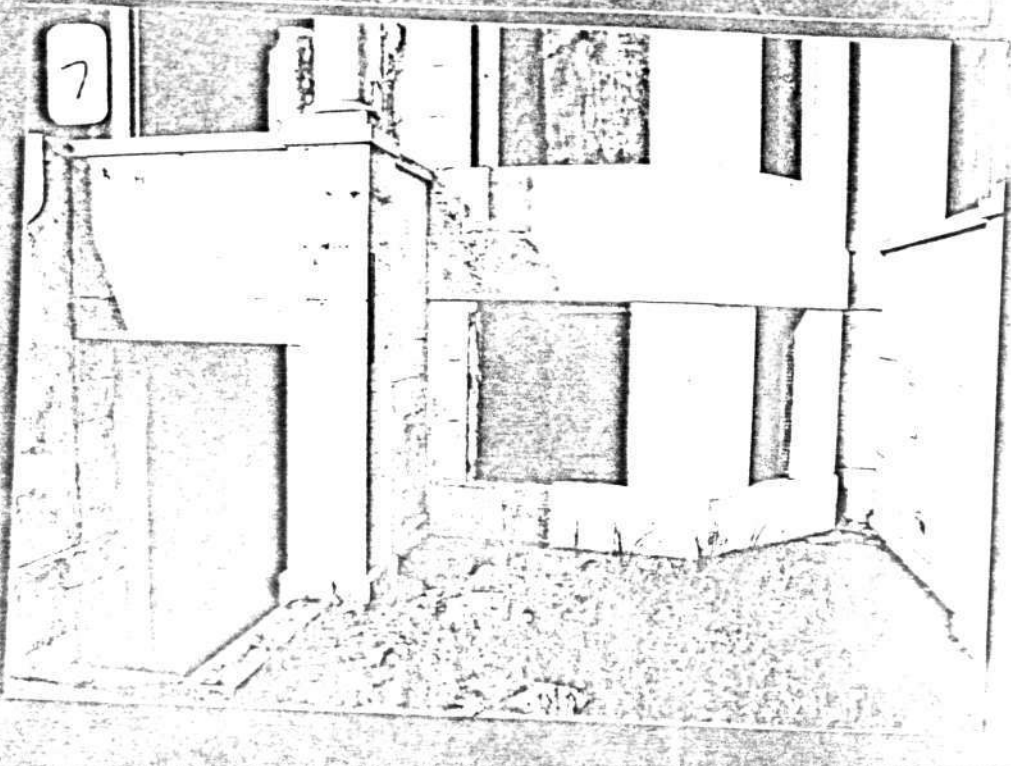
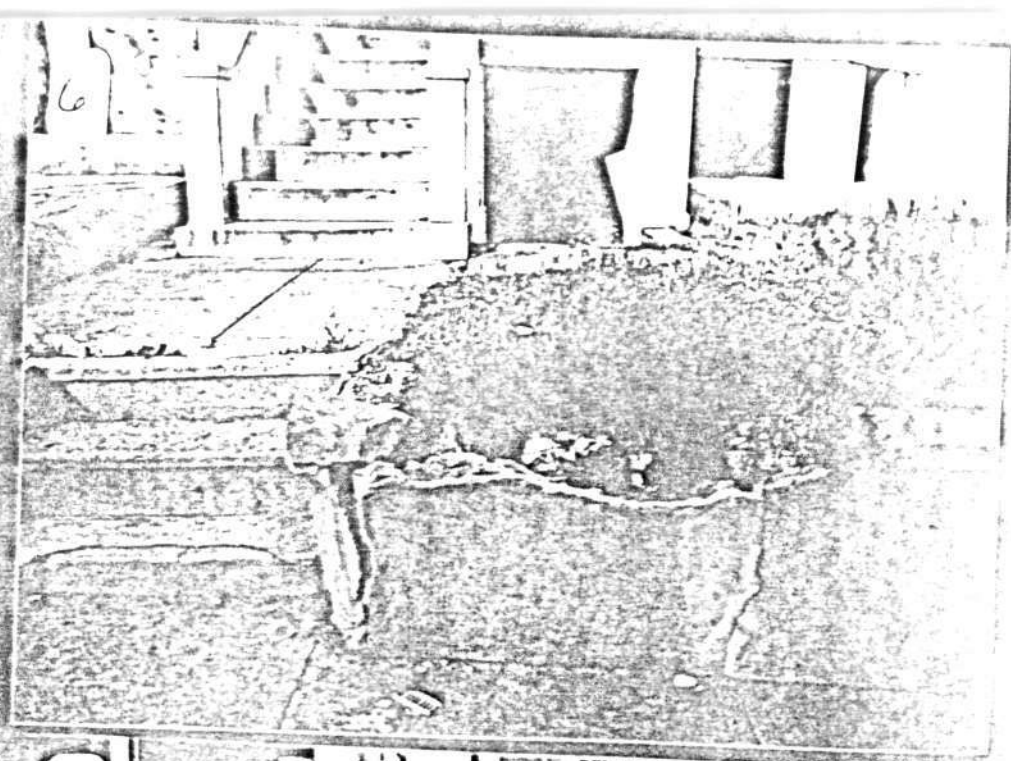
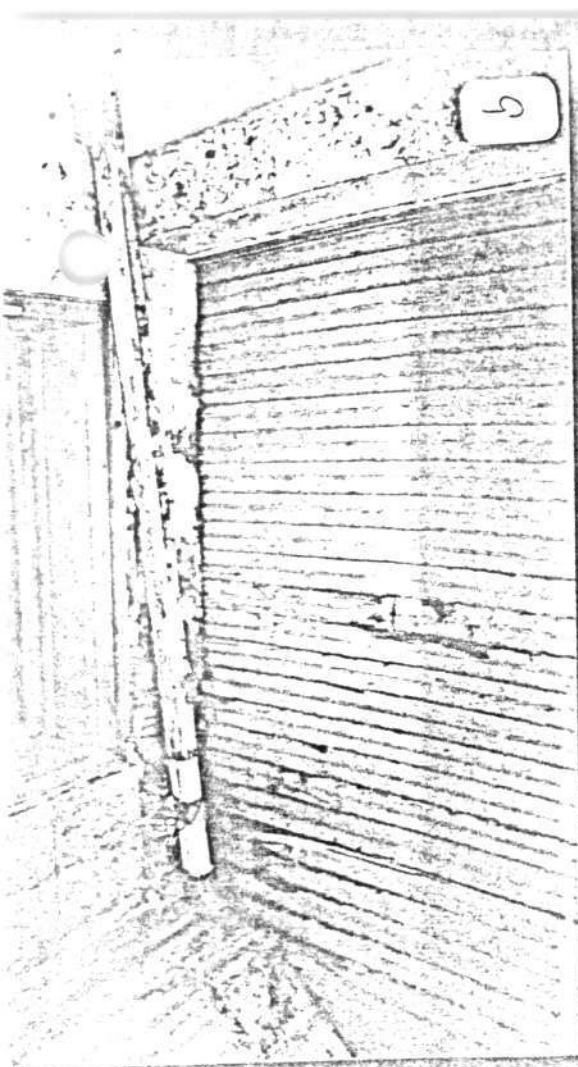
of the earlier district buildings, the variety of color and texture is reduced; only one historical source is used for the details, generally with care; and the skyline is essentially horizontal.

This building has experienced few substantial changes over time. On the exterior, the original front doors were removed and the rear porches have been enclosed. On the interior, many additional partitions had been installed when the building was converted to multi-dwelling use; many floors have been covered with linoleum or vinyl asbestos tile; and most of the fireplaces have been closed. Otherwise, the building retains its original design.





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# HISTORIC PRESERVATION CERTIFICATION

## APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

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### PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: 2319 Eutaw Place  
Address of property: Street 2319 Eutaw Place  
City Baltimore County \_\_\_\_\_ State MD Zip Code 21217  
Name of historic district in which property is located Eutaw Place/Madison Avenue Historic District

#### 2. DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements—use reverse side if necessary)

See Attached

#### 3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)

See Attached

Date of construction (if known) 1909-1911 ☒ Original site ☐ Moved Date of alterations (if known) c. 1940, 1958, 1970

#### 4. NAME AND MAILING ADDRESS OF OWNER:

Name Hill-Stokes Associates, c/o Gary Stokes  
Street 3724 Chestnut Avenue  
City Baltimore State MD Zip Code 21211  
Telephone Number (during day) Area Code (301)235-8420

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Signature [Signature] Soc. Sec. No. [Redacted] Date 7/11/83

Prepared by: Barbara Hoff, Dalsener, Catzen & Associates, Inc. 121 Water Street, Balto., MD(301)837-3691

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The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6), ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,

☐ is hereby certified a historic structure

☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Keeper of the National Register



Address of Property: 2319 Eutaw Place, Baltimore, Maryland

B-3794

DESCRIPTION OF PHYSICAL APPEARANCE

2319 Eutaw Place is an eclectic rowhouse combining Queen Anne style massing with -Classical Revival style detailing. The house is three bays wide, three stories high, and approximately nine bays long. Built of brick and wood, it has a rectangular plan, shed roof, a raised basement.

The exterior, character-defining features are located primarily on the facade. This elevation is faced with limestone on the first floor and Roman brick in running bond on the floors above. In the north bay, straight run marble steps with raised cheeks lead up to a Doric order, limestone portico having a brick parapet. The second floor, northbay and the third floor, north bay have a door and window opening respectively, detailed with flat, stone sashes; stone keystones; and stone sills. The central and southern bays project outward to form a rectangular oriel window from the basement to the second floor. At the third floor, there is a Doric order, metal porch over the oriel. Almost all of the window sashes are missing; the few remaining are wood, one over one, double hung. At the roof there is a metal ablature with a paneled frieze, a dentiled cornice, and a brick parapet above.

The northwest and northeast elevations are plain, unornamented common bond brick with wood, one over one windows and wood, two light casement windows. The northeast elevation has door porches at the first and second floor levels which have been completely enclosed.

The interior, originally designed for a single family, has been subdivided into approximately eight apartments. The primary spaces lie in the south half of the building and consist of three rooms placed around a straight run staircase located against the south party wall.

The character-defining features are all located in these spaces but most of the features have been severely damaged by fire. The entrance vestibule, entrance hall, and stair hall all have paneled wood wainscotting. The stair hall also has a large brick fireplace with a corbelled brick mantel and a segmentally arched opening. The stairs have been completely burnt and all detail has been destroyed. All of the original doorways in the major first floor spaces have Ionic pilasters supporting entablatures. The first floor parlor also has paneled wainscotting as well as Doric pilasters bordering the window openings. These pilasters support an entablature. There is a fireplace in this space consisting of two elongated consoles supporting a fascia and a shelf.

The second floor, front room has molded door and window surrounds supporting wood cornices with wood cornices. This room has a wood window seat and a wood chairrail.

All of the third floor, wood detail is completely burnt but there is evidence that there were molded wood surrounds with corner blocks on door and window openings. The building has been vacant for some time. The exterior is in good condition and the rooms not damaged by fire are in fair condition with some deterioration caused by age and lack of maintenance.



Name/Address of Property: 2319 Eutaw Place, Baltimore, MarylandB-3794STATEMENT OF SIGNIFICANCEEUTAW PLACE/MADISON AVENUE HISTORIC DISTRICT SUMMARY STATEMENT

This building lies in the Eutaw Place/Madison Avenue Historic District, which is significant for the architecture of its High Victorian and American Renaissance era rowhouses. The district grew from c.1875 to c.1920 as a direct extension of exclusive neighborhoods to the southeast. The extension occurred due to the continued industrialization and immigration in the inner city coupled with tremendous growth of the city's population. The status associated with an address on Eutaw Place or Madison Avenue, the proximity to Druid Hill Park, and the availability of streetcar service directed the growth to the northwest. When construction in the district was finished, the area became the last fashionable in-town neighborhood in the city. Over time, families left for suburban areas because of the influx of poorer residents, improved road systems, and the desire for a more bucolic environment. The enormous houses were subdivided into apartment buildings, and the area as whole suffered social and economic decline. The area primarily is composed of extremely ornate rows of houses built by developers, but there are also several richly designed apartment buildings and detached houses as well. Almost all of the original buildings still remain, and they represent excellent examples of the Queen Anne, Romanesque, Chateausque, and Eastlake styles.

This rowhouse architecture is a complete rejection of the traditional Baltimore rowhouse design. Within a given row, uniformity of design is rejected in favor of repeating two or three variations on a basic design. Asymmetrical, plastic facades replace symmetrical, flat facades; picturesque skylines replace straight skylines; combinations of brownstone, limestone, granite, and terra cotta replace brick. Porches and small yards are common features on the front of the buildings.

2319 EUTAW PLACE

2319 Eutaw Place is significant in its contribution to the architectural character of the district. Built from 1909 to 1911 by the C.E. Spaulding Company, the northside of the 2300 block of Eutaw Place is one of the later rowhouse developments in the district. It combines Queen Anne style massing with Neo-Classical Revival details, and as such represents a transition from the High Victorian period in American architecture to the American Renaissance period of the early twentieth century.

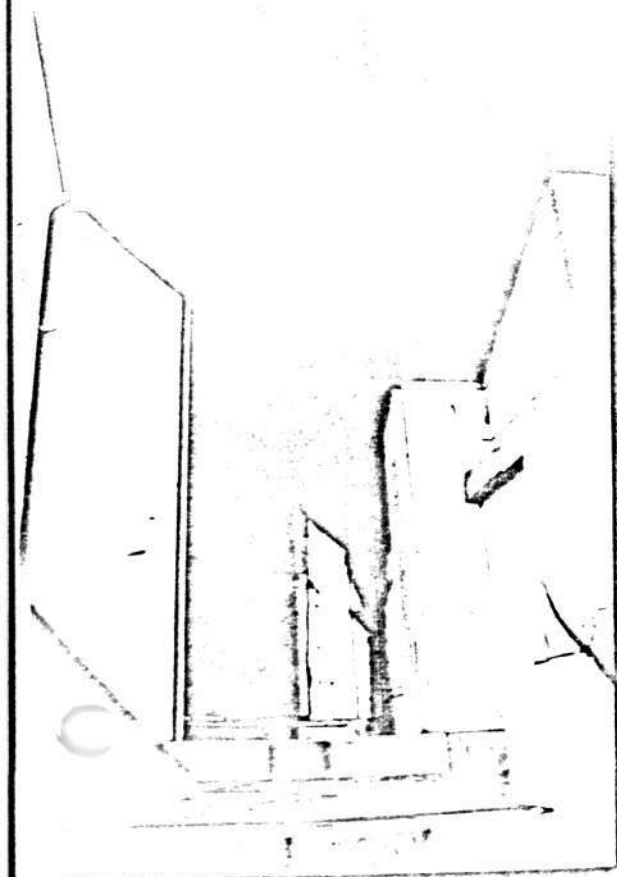
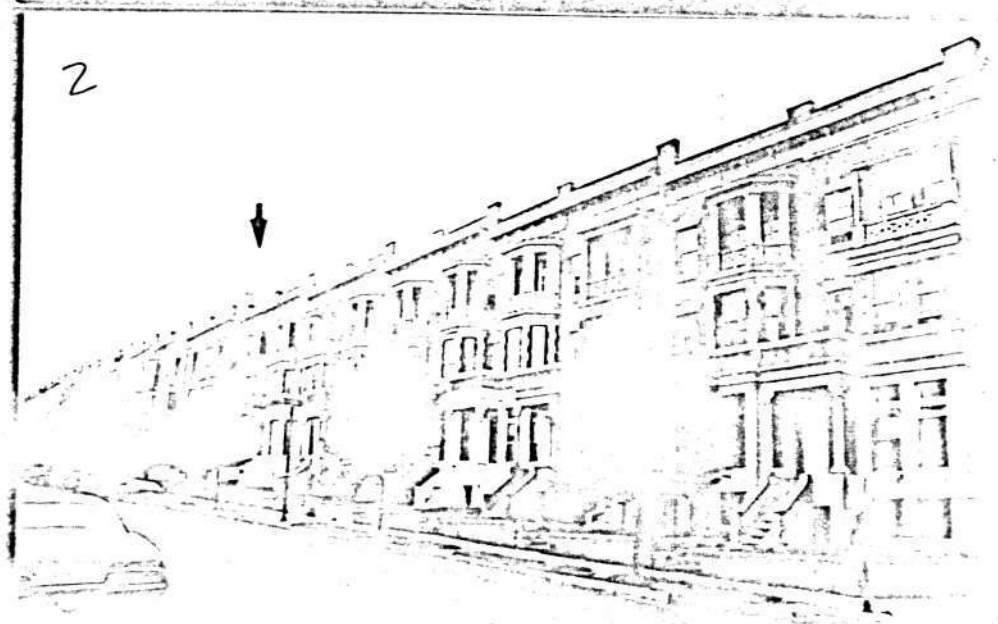
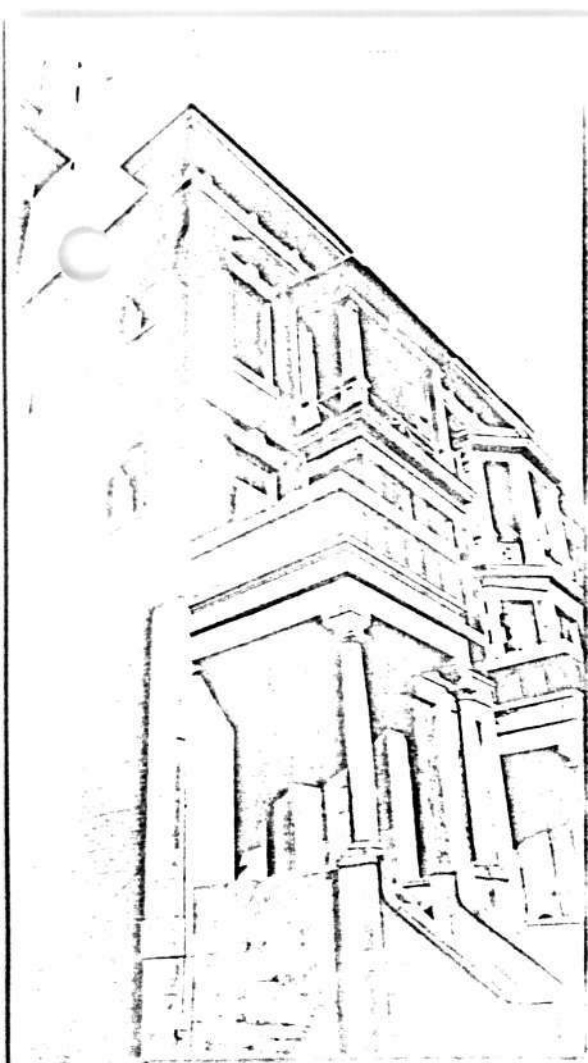
The building possesses many of the same qualities of the earlier district buildings. A variety of textures of building materials are used: marble, limestone, brick, and metal. The facade is plastic and asymmetrical: there is a one story, one bay porch which projects past a two bay, two story oriel window crowned by a two bay porch. The building is part of a row setback from the street and with small front yards.

The building also possesses the same quality of design found throughout the district. The building is large in scale with spacious rooms. The variety of materials, complexity of form, and care of detail all reflect a studied design marketed for upper income buyers. Interesting features include flat, stone arches and keystones over windows; wood, Ionic pilasters on the interior doorways; paneled wood wainscoting; decorative fireplaces; and leaded door transoms.

Name/Address of Property: 2319 Eutaw Place, Baltimore, MarylandB-3794STATEMENT OF SIGNIFICANCE

The house also adds an interesting counterpoint to the district in that it shows the movement away from the unordered design of the late nineteenth century. In contrast to most of the earlier district buildings, the variety of color and texture is reduced; only one historical source is used for the details, generally with care; and the skyline is essentially horizontal.

The building has been subdivided into apartments since its construction, and it has been severely damaged by fire, but the essential, character-giving features remain intact. Only the loss of the front doors, some window sashes, and the third floor porch railing has altered the facade. The rear elevation has undergone enclosure of the porches. On the interior, the fire only damaged the least important spaces: The rear half of the first and second floors as well as all of the third floor. Otherwise, all of the previously described distinctive features still remain. The only significant loss has been of the stairway.







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NATIONAL PARK SERVICE  
Washington D.C. 20240HISTORIC PRESERVATION CERTIFICATION  
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

## PART 1 EVALUATION OF SIGNIFICANCE

2357-59 Eutaw Place

1. Name of property:

Address of property:

City Baltimore

County -

State MD

Zip Code 21217

Name of historic district in which property is located: Eutaw Place/Madison Avenue

Check here if request is for:

- ☒ certification (structure contributes to significance of the district)  
☐ decertification (structure does not contribute to significance of the district)  
☐ easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements—use reverse side if necessary)

These are adjacent 4-story luxury townhouses constructed of buff brick and limestone. Outstanding features on the front facade are a projecting  
 (continued on reverse)

3. Statement of Significance:

(use reverse side if necessary)

The property is typical of the the luxury townhouses that predominate the Eutaw Place/Madison Avenue historic district.

Date of construction (if known): c. 1900 ☒ Original site ☐ Moved ☐ Date of alterations (if known):

4. Name and Mailing Address of Owner:

Name BGW Associates

Street c/o Paul G. Wist

523 St. Francis Road

City Towson

State MD

Zip Code 21204

Telephone number (during day): Area Code (301) 727-5341

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described.

Signature

Paul G. Wist

5/18/83 Date

Social Security Number or Taxpayer Identification Number

For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☒ contributes ☐ does not contribute to the character of the district.The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60) and ☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria.

Signature

State Historic Preservation Officer

Date

IF NEEDED USE THIS SIDE TO COMPLETE ANSWERS TO PART 1

Continued from front)

elevated entranceway with limestone columns supporting a third floor porch, and bay windows on the first three floors topped by a small porch on the fourth floor. There is an attractive bracketed cornice in the front of both and the side of 2359, which is the end of the group.

The ground level was used for the kitchen and servants quarters. The exterior of the building is substantially unchanged from the original appearance except for the removal of carriage houses originally located at the rear of the property and the removal of a cantilevered extension at the rear of the second and third floors of both buildings. The interior of both buildings have been completely vandalized, so that the only features salvaged are several fireplaces (which are inactive). The restoration will include exposed brick walls in several inside areas.



B-3794

EUTAW PLACE/MADISON AVENUE

Baltimore City Historic District Ordinance 407 7/2/81

Prior to 1860 Reservoir Hill, including what is now Eutaw Place and Madison Avenue, was the domain of a very few wealthy families. Large estates were owned by men like George W. Gail, owner of a large tobacco firm; Walter B. Brooks, president of the Canton Company; and his brother Chauncy Brooks, president of the B & O Railroad and director of several banks. With the development of Druid Hill Park and the advent of street car lines through the area, Eutaw Place and Madison Avenue were developed as housing for wealthy families.

Dense residential development began on Madison Avenue in 1871. Madison Avenue was quickly built up, and development spread in the 1880s to Eutaw Place where it continued into the 1920s. The sections of Eutaw Place and Madison Avenue above North Avenue contain over twenty-five different groups of row-houses, as well as a number of single houses and apartment buildings. Each group of houses differs from the others in style and detailing, but almost all of them maintain a common scale and proportion, contributing to unified linear street-scapes. There has never been any wholesale demolition in this district, thus the streetscapes are relatively intact. The houses on Madison Avenue and Eutaw Place are larger and more ornate than most houses on surrounding streets since they were built for the wealthy. Many architectural styles are represented in the area including Italinete, Victorian Gothic, Queen Anne and Renaissance Revival.

Besides the excellent row houses in the area, many individual structures are noteworthy. The Emerson House at 2500 Eutaw Place was designed by Joseph E. Sperry, the designer of many local landmarks including the Bromo Seltzer Tower. This house was owned by Issac Emerson, the founder of Bromo Seltzer. Sperry also designed the Emersonian Apartments just north of Emerson's house. The Esplanade Apartments across the street was developed in 1912 and was designed by Edward H. Glidden, the architect of the Marlborough and the Washington Apartments. The Temple Gardens apartment building overlooking Druid Hill Park at Madison Avenue and Cloverdale Road was designed by A. Lowther Forrest, and was built in 1925-26 by J. Henry Miller. The large building at the south corner of Madison Avenue and Cloverdale Road was originally a carbarn, built in 1879 by the City Passenger Railway. The office pavillion of the structure was originally a Victorian Gothic composition of brick and stone with numerous gables, pinnacles and finials, but it has been truncated, radically altering its appearance. Another significant structure, the Booth-Epstein House, was demolished in 1969 despite the efforts of preservationists to save the excellent Colonial Revival Style house designed by Sperry.

Today a great deal of rehabilitation work is taking place along Eutaw Place and Madison Avenue. The area was designated an historic district to insure that rehabilitation efforts in the area would be in keeping with the historic character of the neighborhood.

B-3794



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B-3794



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B-3794  
2317-2319 & 2357-2359 Eutaw Place  
Block 3426  
Baltimore City  
Baltimore West Quad.



GIS data Courtesy of  
the City of Baltimore, MOIT/EGIS

